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CITY OF

FORT LAUDERDALE

**AVIATION ADVISORY BOARD
Fort Lauderdale Executive Airport
Administrative Office - Multipurpose Room
6000 NW 21 Avenue
Fort Lauderdale, FL
Thursday, January 25, 2007, 1:30 p.m.**

Board Members	Attendance	Cumulative Attendance 1/07 to 12/07	
		Present	Absent
William Aston	A	0	1
Bunney Brennenman, Chair	P	1	0
Lloyd Evanson	P	1	0
Kenneth Gross	A	0	1
Steve Halmos	A	0	1
Cynthia McDonald	P	1	0
John McKay	P	1	0
Christopher Pollock	A	0	1
Joseph Scerbo	P	1	0
Deborah VanValkenburgh	A	0	1
Sharon Woods	P	1	0

Airport/City Staff

Clara Bennett, Airport Manager
Mark J. Cervasio, Assistant Airport Manager
Alex Erskine, Assistant Airport Manager
Florence Deardorff, Noise Abatement Officer
Rufus A. James, Airport Operations Aide
Stephanie Horchreder, Airport Programs Aide
Fernando Blanco, Acting Airport Engineer
Vicki Minard, Assistant City Attorney
Debi Donato, Administrative Assistant I
Laura Morton, Secretary
Leslie Carhart, Administrative Assistant II

Visitors

Clarence Jackson, Congressman Alcee Hastings' Office
Dave Bardt, Kimley-Horn Associates
Joan Kuntz, Sheltair
Don Campion, Banyan Air
Ed Mitchell, C.B. Richard Ellis
Todd Yates, the Alter Group

FORT LAUDERDALE EXECUTIVE AIRPORT

6000 N.W. 21ST AVENUE, SUITE 200, FORT LAUDERDALE, FLORIDA 33309

TELEPHONE (954) 828-4966, FAX (954) 938-4974

www.fortlauderdale.gov



Bonnie Schultz, FAA Air Traffic Manager

The meeting was called to order at 1:30 p.m. by Chair Brenneman and roll was taken.

1. Approve Minutes of December 2006 Meeting

Ms. Woods noted that Bob Bielick's name was misspelled on page 11.

Motion was made by Mr. Scerbo and seconded by Ms. McDonald to approve the minutes of the December 2006 meeting as amended. In a voice vote, the motion passed unanimously.

2. Letter of Agreement with FAA Tower

Mr. Erskine explained that the FAA had initiated a Letter of Agreement regarding the operation of airport lighting based upon a recent audit. The Letter of Agreement outlined procedures regarding the issuance of Notices to Airmen (NOTAM), maintenance procedures, and notification of lighting control.

Mr. Erskine informed the Board that this Letter of Agreement had been reviewed and approved by the City Attorney's Office, and it would be reviewed again prior to signatures.

Mr. Erskine noted that this particular item would not go before the City Commission; the AAB's action was sufficient to allow the parties to execute the agreement.

Staff Recommendation:

The Staff recommends that the City execute the attached Letter of Agreement with the FAA entitled "Airport Lighting".

Motion was made by Mr. Scerbo and seconded by Ms. Woods to approve the staff recommendations. In a voice vote, motion passed unanimously.

3. Lot 20 and Lot 21 Lease Proposal

Chair Brenneman drew the Board's attention to a printed revision to the backup information they had already received.

Ms. Bennett explained that the east half of Lot 20 and Lot 21 consisted of approximately 3.94 acres of unimproved land that was zoned Airport Industrial Park (AIP). This property was located in the Executive Airport Industrial Airpark along NW 64th Street,

east of 21st Avenue. It was vacant and had been recently appraised at approximately \$1,630,000.

Ms. Bennett reported that the Alter Group had submitted a proposal to lease this property plus the west half of Lot 20, which currently included Fire Station 88. Ms. Bennett reminded the Board that the west half of Lot 20 would be vacated once construction of Fire Station 88/53 was complete, resulting in total of 5.245 acres.

Ms. Bennett informed the Board that the Alter Group had developed two other properties in the Airport Industrial Park: the Bell South and Kaplan University properties. These were quality facilities that had added value to the Industrial Park and generated over 1,000 jobs in Fort Lauderdale.

Ms. Bennett explained that the Alter Group had offered to lease this property at a rental rate of \$0.95 per square foot, or 10% of Fair Market Value, for a term of 50 years with five-year CPI adjustments. The proposed annual lease revenue would be approximately \$217,048. The Alter Group had also agreed to an adjustment of the rental rate every 20 years, based on appraised value of vacant land, with a maximum adjustment of 10%.

Staff Recommendation:

1. Execution of Lease Agreement for Lot 20 and Lot 21 with The Alter Group at a rate of \$0.95 per square foot for a term of 50 years with two option periods totaling 18 years, five-year CPI adjustments and adjustments of the rental rate every 20 years, based on appraised value of vacant land, with a maximum adjustment of 10%.
2. Execution of a Real Estate Brokerage Agreement with Mr. Edward P. Mitchell of CB Richard Ellis for the payment of real estate brokerage commission in accordance with City Resolution 05-28.

Mr. Todd Yates, representative of The Alter Group, presented renderings and described the project. Ms. Bennett reminded the Board that the site plan for the project would also be presented to them in the future.

Mr. Scerbo said he had looked at commercial/industrial property in Plantation this morning that was priced at \$600,000 to \$1 million per acre and the property in this lease agreement was priced at approximately \$414,000 per acre. Ms. Bennett offered to provide Mr. Scerbo with the appraisal. She reminded him that these were not fee simple transactions involving the transfer of property, and the appraisal had taken this into account.

Mr. Scerbo asked why the leases were only adjusted every 20 years? Ms. Bennett explained that they performed CPI adjustments every five years on their leases and a fair market adjustment every 20 years.

Ms. Woods noted that the appraisal was six months old; Ms. Bennett said the delay had been caused by some difficulty in obtaining financing and negotiations concerning the lease term.

Ms. Bennett explained the structure of the real estate commission to Mr. Scerbo.

Motion was made by Ms. Woods, seconded by Mr. Evanson to approve staff recommendation #1. In a voice vote, motion passed 4-1 with Mr. Scerbo opposed.

Motion was made by Mr. Evanson, seconded by Ms. Woods to approve staff recommendation #2. In a voice vote, motion passed 4-1 with Mr. Scerbo opposed.

Update Items

A. Noise Compatibility Program

U.S. Congressional Representative - Federal Requests

Ms. Deardorff reported that on December 20, 2006, Commissioner Teel, City Manager Gretsas and Airport staff had met with U.S. Congressional Representative Ron Klein to discuss two main requests. The first request addressed the need for a new Air Traffic Control Tower at Executive Airport, and the second was the need for support of the Noise Abatement Program to benefit the surrounding community. Staff requested Representative Klein's help to work with the FAA's Air Traffic Control Branch to extend the hours of the I-95 turn for all jets. Ms. Deardorff agreed to keep the Board apprised of any developments regarding these requests.

Nighttime and I-95 Turn:

Ms. Deardorff reported that there were no noise events over 80 dB at nighttime for November 2006. Thirty-two jets had flown the I-95 Turn at night (from 11:00 p.m. to 7:00 a.m.) and four of those jets were stage-two aircraft.

In December 2006, there were no noise events over 80 dB at nighttime. Sixty jets had flown the I-95 Turn at night (from 11:00 p.m. to 7:00 a.m.) and five of those jets were stage-two aircraft.

Ms. Deardorff noted that December 2006 had seen the second largest number of departures, 913, from runway eight, second only to May of 2004 when there had been 928 departures.

Ms. Deardorff reminded everyone that in addition to seasonal traffic increases, all airports in the South Florida area were expecting a sharp increase in jet traffic around

Super Bowl weekend (Feb. 3 & 4). The Noise Abatement Office had contacted prominent jet operators and reminded them to advise their pilot crews of FXE's Noise Abatement Procedures to help reduce aircraft noise.

B. Development and Construction

Challenge Air for Kids and Friends

Mr. James announced that on Saturday, January 27, 2007, Challenge Air for Kids and Friends would be presenting "Fly Day" from 9:00 a.m. to 4:00 p.m. at Banyan Air Service, Hangar 60, 5340 NW 21st Terrace. Free airplane rides would be given to any physically challenged child or young adult who was registered prior to the event.

Mr. Don Campion, Banyan Air, said there were already 200 kids signed up for the plane rides, and 30 pilots had volunteered.

C. Arrearages

There were no arrearages to report.

D. Super Bowl XLI - Public Safety Committee

Mr. Cervasio stated that due to the magnitude of the event and the need for increased security, a Temporary Flight Restriction (TFR) would be implemented. The TFR that would be in place on Super Bowl Sunday this year would affect the airspace over Executive Airport. Mr. Cervasio explained that staff had participated with the Public Safety Committee and representatives from the United States Military, federal and local law enforcement agencies, the Federal Aviation Administration and other airports that would be affected by the restrictions.

Mr. Cervasio reported they had sent notices to the operators at Executive Airport and Federal Air Marshals had visited the tenants on January 9, 2007 to distribute information regarding the event. Air Marshals would work with local law enforcement and be positioned at the airport from Friday before the game until several hours after the game's conclusion when the TFR expired.

Mr. Cervasio informed the Board that a meeting was scheduled for 10:00 AM on Friday, January 26, 2007 for tenants to discuss preparations for the event and their ability to make pavement available for overflow parking of aircraft if their ramps became full.

E. Runway 13-31 Pavement Rehabilitation & Blast Pads Update

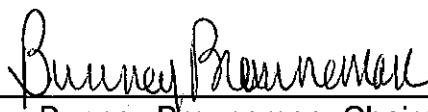
Mr. Erskine explained that on January 8, 2007, the Airport began the pavement rehabilitation of Runway 13-31 and construction of blast pads (Project 10632). Mr. Erskine gave a brief presentation regarding the project describing the financing, design and construction. Mr. Erskine offered to give Board members a tour of the project.

F. FLL Update

Mr. Pollock was not present.

Next scheduled meeting date: Thursday – February 22, 2007 – 1:30 PM

There being no further business before the Board, the meeting adjourned at 2:28 p.m.


A handwritten signature in cursive script, reading "Bunney Brenneman", is written over a horizontal line.

Bunney Brenneman, Chairman

PLEASE NOTE:

If any persons decide to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.